

## House Five-bedroom (6+kk)

Ask for price

351 m<sup>2</sup>, Prague 5, Smíchov



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Total area	351 m <sup>2</sup>
Plot	525 m <sup>2</sup>
Foot print	146 m <sup>2</sup>
Garden	379 m <sup>2</sup>
Floor area	324 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	Yes
Cellar	8 m <sup>2</sup>
PENB	G
Reference number	102005

An attractive 1930s residence (½ semi-detached house) with panoramic views of Prague and its garden will provide future owners with a high level of comfort thanks to its sensitive reconstruction and use of first-class materials and modern technologies, including air-conditioning. The villa is located in a quiet location in the prestigious Smíchov neighborhood of Hřebenky.

The dominant feature of the 1st floor is the over **50-meter living space** with a kitchen, dining room, **bay window**, and access to the **terrace**. Also on this level there is a cloakroom, a toilet, and an entrance hall, and a staircase. On the 2nd floor there are 2 large bedrooms (1 with a bay window), a study with a **small balcony**, a bathroom (bathtub, toilet, 2 sinks), and a hallway. In the attic there is a master bedroom with a **beautiful view of Prague**, a generously designed dressing room and bathroom, a separate toilet, and a room with versatile use (for example, as a study). The basement houses a laundry room, utility room, and storage, with space enough for the creation of a **wine cellar**.

The villa was built in **1912** according to the designs of a successful architect of the time. The recent reconstruction honored the architect's original intention, but the interior was also conceived in the spirit of current **design trends**. The casement windows with insulating double glazing and **brass fittings** are new; the entrance door is a replica of the original one. The interior is ventilated by **220 cm high rebated doors** from the Italian brand Pivato and **double-leaf glass doors**, the rooms are unified by a **thresholdless two-layer Berger oak floor in a tree pattern**, and the staircase is lined with **custom-made Portuguese merraz** (95% marble without a single joint) and surrounded by a **refurbished original railing**. The kitchen, with a central island and **Brazilian quartzite bar**, is equipped with Miele appliances and a stainless steel sink and faucet in a copper shade. **The exclusive appearance of the bathrooms** with large-format **Spanish and Italian tiles** is complemented by Villeroy & Boch minimalist fittings and high-quality Gessi faucets. The ground floor and staircase landings have underfloor heating, with radiators on the upper floors. **Unobtrusive air-conditioning** units located in the false ceilings are used to cool all living rooms. The house is secured by an electronic security system with the possibility of connecting it to a central protection desk. A grass lawn with **automatic irrigation** was laid in the garden, and a **practical garden house** is located under the terrace. The surface of the **2 outdoor parking spaces** is made of natural quartzite stone paving.

The residence is located on a quiet street in the **elegant residential district of Hřebenky** in the neighborhood of the **Petřín natural monument**, on the border between Malá Strana and Smíchov. Complete civic amenities, the

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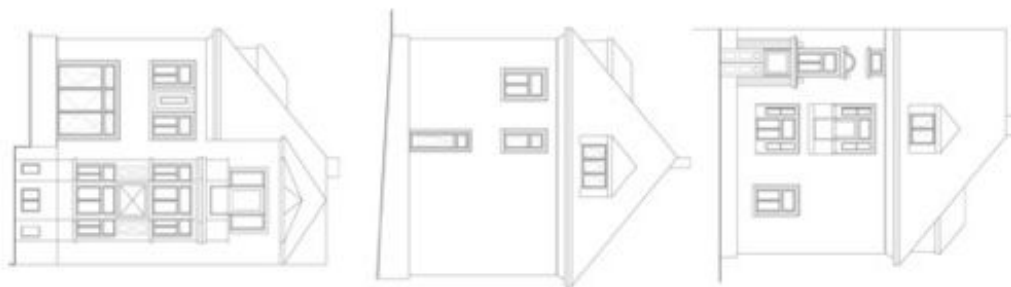
Smíchov shopping center, schools, kindergartens, the **French lyceum**, as well as the **landscaped Sacré Coeur and Bertramka parks** are in the vicinity of this pleasantly peaceful location. By car, it is possible to easily connect to a tunnel complex, and public transport to the center (Charles Square) is provided by buses.

Usable area 343.75 m<sup>2</sup>, built-up area 146 m<sup>2</sup>, garden 379 m<sup>2</sup>, land 525 m<sup>2</sup>.

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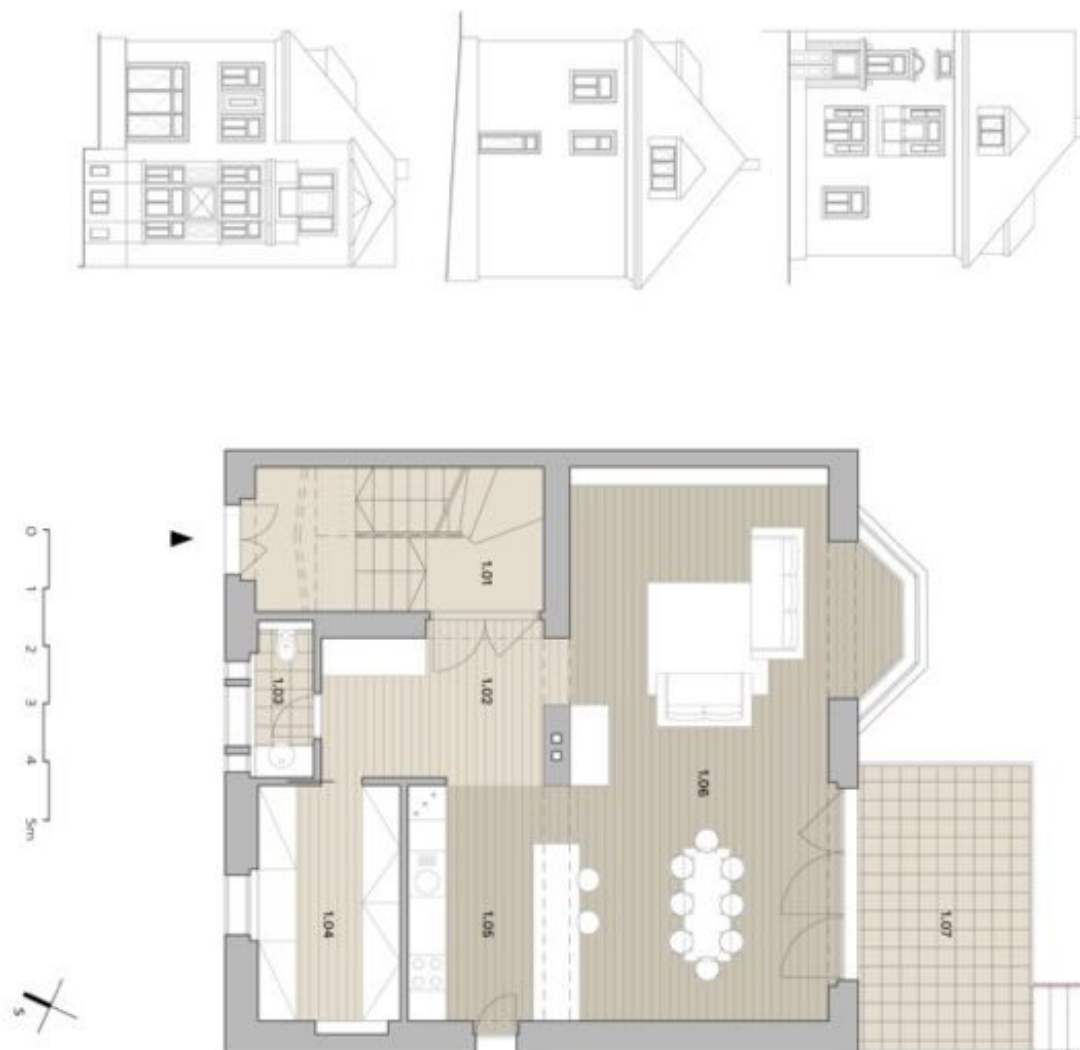
**PROJEKT T8**  
**Praha 5 - Hřebenky**

<b>1. PP</b>	
0.01	SCHODIŠTĚ 1,45 m <sup>2</sup>
0.02	CHODBA 7,10 m <sup>2</sup>
0.03	TECHNICKÁ MÍSTNOST 10,60 m <sup>2</sup>
0.04	SKLAD 7,50 m <sup>2</sup>
0.05	DOMÁCÍ PRÁCE 18,90 m <sup>2</sup>
0.06	ZAHRADNÍ SKLAD 11,25 m <sup>2</sup>
<b>CELKOVÁ PLOCHA</b>	<b>56,80 m<sup>2</sup></b>

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PROJEKT T8		Praha 5 - Hřebenky	
<b>1.NP</b>			
1.01	VSTUP, SCHODIŠTĚ	12,65 m <sup>2</sup>	
1.02	HALA	10,40 m <sup>2</sup>	
1.03	WC	2,65 m <sup>2</sup>	
1.04	ŠATNA	9,85 m <sup>2</sup>	
1.05	KUCHYŇĚ	11,65 m <sup>2</sup>	
1.06	OBÝVACÍ POKOJ	45,80 m <sup>2</sup>	
<b>CELKOVÁ PLOCHA</b>		<b>93,00 m<sup>2</sup></b>	
1.07	TERASA	15,00 m <sup>2</sup>	



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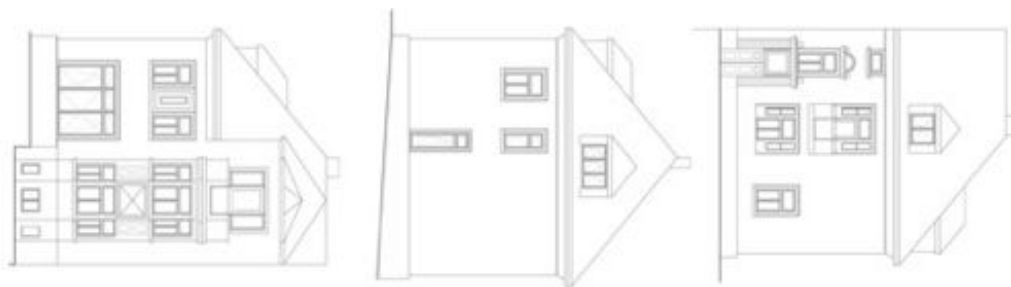


<b>2.NP</b>		
2.01	SCHODIŠTĚ	12,35 m <sup>2</sup>
2.02	CHODBA	6,05 m <sup>2</sup>
2.03	LOŽNICE/PRACOVNA	12,35 m <sup>2</sup>
2.04	KOUPELNA	13,15 m <sup>2</sup>
2.05	LOŽNICE	20,40 m <sup>2</sup>
2.06	LOŽNICE	26,00 m <sup>2</sup>
<b>CELKOVÁ PLOCHA</b>		
		<b>90,30 m<sup>2</sup></b>
2.07	BALKON	1,75 m <sup>2</sup>

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**PROJEKT T8**  
**Praha 5 - Hřebenky**



<b>3.NP</b>		
3.01	SCHODIŠTĚ	12,50 m <sup>2</sup>
3.02	KOUPELNA	10,10 m <sup>2</sup>
3.03	WC	1,40 m <sup>2</sup>
3.04	PRACOVNA	11,30 m <sup>2</sup>
3.05	ŠATNA	26,20 m <sup>2</sup>
3.06	LOŽNICE	22,00 m <sup>2</sup>
<b>CELKOVÁ PLOCHA</b>		<b>83,50 m<sup>2</sup></b>
3.07	BALKON	3,40 m <sup>2</sup>